

LET PROPERTY PACK

INVESTMENT INFORMATION

Catherine Close,
Nottingham, NG6 8JP

216269121

 www.letproperty.co.uk





Property Description

Our latest listing is in Catherine Close, Nottingham, NG6 8JP

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Catherine Close,
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Property Key Features

2 Bedrooms

1 Bathroom

Private front and rear gardens

On street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 173,000.00

25% Deposit

£43,250.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £850 |
| Mortgage Payments on £129,750.00 @ 5% | £540.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | Freehold |
| Letting Fees | £85.00 |
| Total Monthly Costs | £640.63 |
| Monthly Net Income | £209.38 |
| Annual Net Income | £2,512.50 |
| Net Return | 4.66% |

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£812.50**
Adjusted To

Net Return **1.51%**

If Interest Rates increased by 2% (from 5% to 7%)



Annual Net Income **-£82.50**
Adjusted To

Net Return **-0.15%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £180,000.

| | |
|---|--|
|  £180,000 | <div>2 bedroom end of terrace house for sale</div> <div>Henrietta Street, Bulwell, NG6</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 14 Nov 2023 to 4 Apr 2024 (142 days) by Yopa, East Midlands & Yorkshire</div> <div>GUIDE PRICE £190,000 TO £200,000 Traditional Bay Fronted End Terraced Easy Access To City Hos...</div> <div>+ Add to report</div> |
|  £175,000 | <div>2 bedroom terraced house for sale</div> <div>Buttermere Court, Sherwood, Nottingham, NG5 2JH</div> <div>NO LONGER ADVERTISED SOLD STC</div> <div>Marketed from 8 Mar 2024 to 15 Aug 2024 (159 days) by Janet Jones Property Services, Sherwood</div> <div>Ideal First Time Buy Two Bedroom Combination Boiler Low Maintenance Front and Rear Gardens ...</div> <div>+ Add to report</div> |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom end of terrace house

+ Add to report

Regent Street, New Basford, NG7 7BJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2024 to 7 May 2024 (41 days) by Kingswood Residential Investment Management, Nottingham

Fully re-decorated | Brand new carpets | Driveway | Low maintenance rear yard | Gas central heati...



£900 pcm

2 bedroom terraced house

+ Add to report

Chelmsford Road, Basford, Nottinghamshire, NG7 7EJ

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 May 2025 by HC LETTINGS LTD, Arnold

Mid Terrace House | Two Double Bedrooms | Spacious Living Room | Modern Fitted Kitchen | Utility ...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

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PROPERTY ID: 216269121

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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